

NEW HOPE BOROUGH

June 6, 2019

7:00 PM

New Hope Borough Hall, 125 New Street, New Hope, PA, 18938

Zoning Hearing Board Agenda

__ Fiala, Chair __ Grossman, Vice-Chair __ Ferrone __ Hansel __ Santello __ Hover (Alt)

1. Call to Order

2. ZHB Application:

- B2L Design Build, LLC, regarding Tax Parcel No. 27-010-088 which is located at 27 West Mechanic Street in the CC, Central Commercial Zoning District of New Hope Borough. Applicant proposes to redevelop the subject property as a single residential dwelling. In order to proceed with the proposed plans, the applicant requires and requests the following variances from the New Hope Borough Zoning Ordinance: (1) from §275-31(B), to allow a detached dwelling (§275-14(A)) use in the Central Commercial (CC) District; (2) from §275-59, to allow a driveway within ten (10) feet from the property line; (3) from §275-62(A)(1), to allow extension of a nonconforming structure in excess of ten (10) feet; (4) from §275-62(A)(3), to allow expansion of a nonconforming structure on a nonconforming lot; (5) from §275-38(B)(1), to allow a structure occupying a portion of required yards, as set forth above, if required; and (6) from §275-47(A), to allow uses and activities outside of the required building setback lines, as set forth above, if required. In addition, applicant asserts that the property contains multiple lawful existing nonconformities. In the alternative, the applicant requests additional variances, as follows: (1) from §275-31(C)(2)(a)[2], to allow a minimum lot area of less than 4,000 square feet; (2) from §275-31(C)(f)[1], to allow a front yard setback of less than 10 feet; and (3) §275-31(C)(2)(f)[2], to allow a side yard setback of less than 6 feet.

3. Adjournment